

084.0

0004

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

611,500 / 611,500

USE VALUE:

611,500 / 611,500

ASSESSED:

611,500 / 611,500

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
69		MADISON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JAMSHED ZEBA A
Owner 2:	LOPEZ LENIN G
Owner 3:	

Street 1: 69 MADISON AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: WEBER TIMOTHY R & JAMI A -

Owner 2: -

Street 1: 69 MADISON AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1963, having primarily Vinyl Exterior and 1881 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	6									420,000						420,000	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6000.000	191,500		420,000	611,500		52980
							GIS Ref
							GIS Ref
							Insp Date
							07/11/18

Total Card	0.138	191,500		420,000	611,500	Entered Lot Size
Total Parcel	0.138	191,500		420,000	611,500	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	325.05	/Parcel: 325.0	Land Unit Type:

Parcel ID 084.0-0004-0010.0

!6868!

PRINT

Date	Time
12/10/20	21:34:22

LAST REV

Date	Time
08/29/18	11:41:58

mmcmakin

6868

ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WEBER TIMOTHY R	1530-39	1	7/13/2018		721,000	No	No		
HARRINGTON EILE	1286-145		6/28/2004		399,900	No	No		
	1062-93		10/1/1989			1	No	A	

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/6/2017	643	Heat App	2,000	C					7/11/2018	MEAS&NOTICE	PH	Patrick H
1/5/2017	18	Redo Kit	26,000	O					3/5/2013	Inspected	BR	B Rossignol
10/11/1993	511		3,200						3/24/2009	Measured	197	PATRIOT
									9/26/2004	MLS	MM	Mary M
									3/3/2000	Inspected	270	PATRIOT
									1/18/2000	Mailer Sent		
									1/18/2000	Measured	264	PATRIOT
									8/3/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 19 - Ranch				Full Bath: 1	Rating: Average														
Sty Ht: 1 - 1 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1 - Concrete				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating: Fair														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall:	%			OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good														
Color: WHITE				A Kits:	Rating:														
View / Desir:				Fpl:	Rating:														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C - Average				CONDOS INFORMATION															
Year Blt: 1963	Eff Yr Blt:			Location:															
Alt LUC:	Alt %:			Total Units:															
Jurisdict:	Fact: .			Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: AV - Average	31. %			Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wall: 6 - Average				Functional:				Interior:		1	5	3							
Sec Int Wall:	%			Economic:				Additions:											
Partition: T - Typical				Special:				Kitchen:											
Prim Floors: 3 - Hardwood				Override:				Baths:											
Sec Floors:	%			Total:	31 %			Plumbing:											
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ:	95.00			Heating:											
Bsmnt Gar:				Size Adj.: 1.35000002				General:											
Electric: 3 - Typical				Const Adj.: 0.99989998															
Insulation: 2 - Typical				Adj \$ / SQ: 128.237															
Int vs Ext: S				Other Features: 70410															
Heat Fuel: 1 - Oil				Grade Factor: 1.00															
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100	% AC: 100			LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 277507															
% Com Wall	% Sprinkled:			Depreciation: 86027															
				Depreciated Total: 191480															
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:											
Make: [] Model: [] Serial #: [] Year: [] Color: []				Juris. Factor:				Before Depr:	128.24										
SPEC FEATURES/YARD ITEMS				Special Features:	0			Val/Su Net:	82.76										
				Final Total:	191500			Val/Su SzAd:	178.14										
PARCEL ID 084.0-0004-0010.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	1	8X10	A	AV	1990	0.00	T	23.2	101							
2	Frame Shed	D	Y	1	6X6	A	AV	2000	0.00	T	15.2	101							
More: N				Total Yard Items: []				Total Special Features: []				Total: []				IMAGE			
AssessPro Patriot Properties, Inc																			